WARRANTY DEED

JEFF T. GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,500.00.

Affiant

Subscribed and sworn to me on

NOTARY PUBLIC

My Commission Expires: 7/25/09

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 12/30/05 12:16 2 pgs
Fees:13.00 Taxes:723.35

20051230-0156885

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rebecca Crowell, a single woman 4608 58hh St. West Bradenton, FL 34210	SAME	172-12-0-A-119.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daron A. Estes and wife, Jennifer O. Estes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Rebecca Crowell, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 358 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, Page 6 and amended in Book 7900, Pages 387 & 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daron A. Estes and wife, Jennifer O. Estes by deed from Allan Gregg Davy and wife, Sheila R. Davy of record in Book 11330, Page 706, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes are PAID and prorated. Taxes for 2006 and all subsequent years are assumed by the Grantees; and

2. Matters shown on plan of record in Book 7900, page 6, and amended in Book 7900, Pages 387 & 388, in the Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 8069, Page 170, Book 8634, Page 799 and Book 8497, Page 458, said Register's Office; and

4. By-Laws of Bradford Hills Homeowner's Association of record in Book 8071, Page 531, said Register's Office; and

5. Charter of Bradford Hills Homeowner's Association of record in Book 8071, Page 520, said Register's Office; and

6. Open Space of record in Book 8154, Page 304 and Book 9779, Page 672, said Register's Office; and

7. Deeds of Conveyance of record in Book 8377, Page 769 and Book 8377, Page 808, said Register's Office; and

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1464 Woodfield Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on December 28, 2005.

Daron A. Estes

Jennifer O. Estes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 28, 2005, before me personally appeared Daron A. Estes and wife, Jennifer O. Estes, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/28/05

NOTARY PUBLIC

My Commission Expires: 7/25/09

JEFF T. GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY